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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION**

DATE: September 10, 2024

PLACE/TIME: Fully Remote
7:00 p.m.

ATTENDING: Richard Alfred, Chair
Paul Dudek, Member
Nancy Grissom, Member
Joel Shames, Member
James Miller, Alternate
Barbara Kurze, Staff

ABSENT: Dante Capasso, Chair

The meeting was called to order at 7:00 p.m. with Richard Alfred presiding as Chair. Voting permanent members were P. Dudek, N. Grissom, and J. Shames. Alternate J. Miller was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

J. Shames recused himself.

360 Central Street – Certificate of Appropriateness

This review was continued from the August working session. David and Laura Levoy and Alex Aguillar presented an application to build a rear addition on the existing deck. They proposed using products and materials that were more historically appropriate than those used on the house.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/839965>

Pdf: Compiled 360 Central

Assessors database map

Aerial view

Photos

Proposed elevations

Lattice information

Plan

List of products with links

Product information

MHC Form B

Commissioners agreed that the project was appropriate; the design, materials, and details fit in with the existing house. There was discussion about the lattice; commissioners agreed that composite or wood was fine and the pattern could be diamond or horizontal. The lattice would be required to have the 3-D, raised look like traditionally constructed lattice. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted with conditions for the lattice porch skirt. P. Dudek seconded the motion. The motion passed 4-0 with one recusal.

RECORD OF ACTION:**DATE:** September 11, 2024**SUBJECT:** 360 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 10, 2024 the Auburndale Historic District Commission, by roll call vote of 4-0 with one recusal,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 360 CENTRAL ST to build a rear addition with the condition that the entry porch will have a composite or wood lattice skirt and that the lattice will have the raised, crossed look of traditional built wood lattice.

Voting in the Affirmative:

- Richard Alfred, Chair
- Paul Dudek, Member
- Nancy Grissom, Member
- James Miller, Alternate

Voting in the Negative:**Abstained:****Recused:**

- Joel Shames, Member

J. Shames rejoined the meeting and P. Dudek recused himself.

8 Leighton Road – Certificate of Hardship

Matthew Rosenbaum presented an application to install a hot tub for therapeutic treatments. The hot tub would be located behind the closed board fence on the left side of the property and would not be a permanent installation – it would not require a foundation, pipes or pumping equipment. The proposed gray color would blend with the stone paver patio. There was not enough room at the back of the house or on the right side to put the hot tub.

Materials Reviewed:APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/839836>

Pdf: Compiled 8 Leighton

Assessors database map marked to show proposed location

Doctors' letters

Photos from the street

Photos of the property showing side yards and proposed location

Product information

MHC Form B

Staff advised that the commission could grant a Certificate of Hardship with the condition that the hot tub would be removed if and when the owners sold the property. R. Alfred moved to grant a Certificate of Hardship for the application as submitted with the condition that the owners continued to own the property, and that if and when the current owners sold the property, then the hot tub must be removed. P. Dudek seconded the motion. The motion passed 4-0 with one recusal. The City would file a copy of the Certificate of Hardship with the registry of deeds.

RECORD OF ACTION:

DATE: September 11, 2024

SUBJECT: 8 LEIGHTON RD - Certificate of Hardship

At a scheduled meeting and public hearing on September 10, 2024 the Auburndale Historic District Commission, by roll call vote of 4-0 with one recusal,

RESOLVED to grant a Certificate of Hardship for the application as submitted at 8 LEIGHTON RD to set up a hot tub for therapeutic treatment with the condition that the owners continue to own the property, and that if and when the current owners sell the property, then the hot tub must be removed.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Richard Alfred, Chair
- Nancy Grissom,
Member
- Joel Shames, Member
- James Miller,
Alternate

- Paul Dudek, Member

P. Dudek rejoined the meeting.

324 Central Street – Certificate of Appropriateness

John Campoverde and Matt Weiner presented an application to install solar panels on all four roof faces and on the flat roof.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/840118>

Pdf 1: Compiled 324 Central

- Assessors database map
- Photos
- Section drawing of installation
- MHC Form B

Pdf 2: Solar Documents – Historical Submission – 324 Central Street

- Site plan
- Attachment plan and details
- Renderings
- Photos of installed panels
- Product specifications

There was discussion about the asymmetrical installation pattern, the conduits, and the angled panels proposed for the flat roof area (all the other panels would be installed parallel to the roof face). P. Dudek said

he was not concerned about the offset on the front and side roof faces because the height and slope of the roof would minimize the appearance of asymmetry. The applicants shared a diagram of the conduits and confirmed that the metal conduits were three-quarters inch in diameter and could be painted. Commissioners said the conduit run on the front roof should be changed and that the exterior conduit runs be painted to match the surface where they were installed. The applicants stated that the angled panels on the flat roof would not be visible, and they could move them closer to the back of the house if necessary. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted with conditions for the exterior conduits. J. Miller seconded the motion. The motion passed 5-0. Staff asked that the final conduit plan be submitted as part of the approved documents.

RECORD OF ACTION:

DATE: September 12, 2024

SUBJECT: 324 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 10, 2024 the Auburndale Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 324 CENTRAL ST to install solar panels and exterior conduits, meters, disconnect and service panel with the requirement that the exterior conduits will be painted to match the exterior surface where they are installed (roof, soffit, siding, etc.) and that the panels on the top flat roof surface which are proposed to be angled will be mounted so that they are not visible from the public way.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Richard Alfred, Chair
- Paul Dudek, Member
- Nancy Grissom,
Member
- Joel Shames, Member
- James Miller,
Alternate

245 Grove Street – Working Session

The owners requested feedback on a proposed project to install hardscaping including patio areas and an outdoor kitchen. The intent was to flatten some of the steeper sloped areas on the property with two- to three-foot-tall terraces and add outdoor areas. The asphalt driveway would be changed to pavers with a border. The owners had spoken to the Engineering Department about drainage requirements; they would install French drains that would go into the existing drain. They were also considering installing fences and a sliding gate to keep their dogs from getting out of the yard.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/839974>

Pdf: Compiled 245 Grove

Assessors database map

Project description

Photos

Landscaping plans

Design inspirations

MHC Form B

P. Dudek noted that more details would be required for the retaining walls and terraces. R. Alfred and P. Dudek commented that the proposed project would look very elegant.

Administrative discussion

Minutes: The August 2024 meeting minutes were approved.

The meeting was adjourned at 8:45 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner